



**GUIDELINES RELATING TO DROUGHT-RESISTANT LANDSCAPING AND  
WATER-CONSERVING NATURAL TURF  
for  
RIVERSTONE HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

I, ZEMING LIU, President of Riverstone Homeowners Association, Inc. ("Association"), do hereby certify that at a meeting of the Board of Directors of the Association ("Board") duly called and held on the 28th day of May, 2026, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following Guidelines Relating to Drought-Resistant Landscaping and Water-Conserving Natural Turf for Riverstone Homeowners Association, Inc. ("Guidelines") were duly approved by at least a majority vote of the members of the Board in attendance:

**RECITALS**

1. Section 202.007 of the Texas Property Code was amended to include sections relating to drought-resistant landscaping and water-conserving natural turf.
2. The Board of Directors of the Association desires to adopt guidelines relating to drought-resistant landscaping and water-conserving natural turf consistent with the applicable provisions in Section 202.007 of the Texas Property Code.

**GUIDELINES**

**Section 1. Definitions.** Capitalized terms used in these Guidelines have the following meanings:

- 1.1. **ARC** - The Association's Residential Architectural Review Committee.
- 1.2. **Declaration** - means the "First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Riverstone Single family Residential Areas" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2024054325. "Declaration" also includes any other applicable amendments, annexations or supplements not included in the list above and any future amendments, annexations or supplements.
- 1.3. **Dedicatory Instrument** - Shall have the same meaning as this term is defined in Section 209.002(4) of the Texas Property Code.
- 1.4. **Guidelines** - These Guidelines Relating to Drought-Resistant Landscaping and Water-Conserving Natural Turf.

- 1.5. **Lot** – Any residential lot depicted on the plat map of any subdivision under the jurisdiction of the Association.
- 1.6. **Xeriscape Landscaping** – means drought-resistant landscaping or water-conserving natural turf.

**Section 2. Xeriscape Landscaping.** Section 202.007 of the Texas Property Code provides that a property owners’ association may not include or enforce a provision in a Dedicatory Instrument that prohibits or restricts a property owner from using Xeriscape Landscaping, except as otherwise provided therein.

The following Guidelines shall be applicable to Xeriscape Landscaping on Lots in the Association:

- 2.1. **ARC Approval.** The installation of Xeriscape Landscaping requires the prior written approval of the ARC.
- 2.2. **Criteria.** A proposed installation of Xeriscape Landscaping shall be reviewed by the ARC to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the community.
- 2.3. **General Requirements.** As a general rule, full lawns composed of naturally green turf are required in the front yard space and the space along the side of the Single Family Residence on a Lot not enclosed by a fence. If a deviation from this general rule is allowed, non-turf areas must be decomposed granite, hardwood mulch, crushed limestone, flagstone, or loose stone material as approved by the ARC. Concrete surfaces are limited to approved driveways and sidewalks. Non-turf materials may not be used in an area between a sidewalk and an adjacent street as the material is likely to wash out onto the street. The area within a particular Lot that may be non-turf shall be determined by the ARC; the non-turf area may vary from Lot to Lot depending upon the size and configuration of the Lot and the objective of preserving maximum aesthetic compatibility with other landscaping in the community.
- 2.4. **Artificial Turf/Artificial Grass.** Artificial turf (commonly called “AstroTurf”) and artificial grass are prohibited: (a) in the front yard of a Lot; and/or (b) the side yard of a Lot in which the artificial turf or artificial grass is visible from any street. Artificial turf and artificial grass in the back yard of a lot or in the side yard of a lot shall, if approved by the ARC, be shielded from public view by a fence.
- 2.8. **Maintenance.** Xeriscape Landscaping is subject to the same requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Plants must be trimmed, beds must be kept weed-free, and borders must be edged. Leaves and other debris must be removed on a regular basis so as to maintain a neat and attractive appearance. Turf areas with dead areas or brown areas must be sodded or re-sodded.



